

**Staff Variance Report  
For  
July 1, 2014 Commission Meeting**

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“T” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

**Tabled Variances:**

- |   |                        |  |   |                        |
|---|------------------------|--|---|------------------------|
| 14-05-14  | D                      | <p><b><i>Fifth Third Bank Security Entrance Vestibule (U.S. 31) – Indianapolis Project #367651</i></b></p> <p><i>The code requires exiting from a building without the use of a key, special knowledge or effort and does not allow passage through more than one door equipped with a delayed egress lock before entering an exit. Full functioning fire alarm system will be installed to immediately release magnetic locks upon activation of system. Variance states detailed operational procedures will be offered to indicate code compliance, none received with variance. This is a critical public safety element and is a barrier to necessary and immediate exiting. Tabled by proponent. <b>Tabled by proponent.</b></i></p> |   |                        |
| 14-05-15  | D                      | <p><b>Fifth Third Bank Security Entrance Vestibule (W. Washington) – Indianapolis Project #367654</b></p> <p><i>Same as 14-05-15. Tabled by proponent. <b>Tabled by proponent.</b></i></p>   |   |                        |
| 14-06-18  | DI                     | <p><b>8560 Broadway – Merrillville</b></p> <p><i>Code required sprinkler system will not be maintained per code requirements. System has been tested and found to have leaks. Cost to repair system is estimated at \$28,890. How big is this building and how is it used? <b>Tabled by Commission - no proponent.</b></i></p>   |   |                        |
| 14-06-19  | C                      | <table border="0" style="width: 100%;"><tr><td style="width: 60%;"><p><b>Midwest Torah Center – South Bend</b></p><p><i>Code required fire suppression system will not be installed. The first floor will be Demolished, two kitchens, storage, restroom facilities, coat room and multipurpose room additions will be added on. Second story will be added on to and consist of 4 bedrooms, game room, copier room, offices, library/study and</i></p></td><td style="width: 40%; vertical-align: top; padding-left: 20px;"><p>Project #368251</p></td></tr></table>  | <p><b>Midwest Torah Center – South Bend</b></p> <p><i>Code required fire suppression system will not be installed. The first floor will be Demolished, two kitchens, storage, restroom facilities, coat room and multipurpose room additions will be added on. Second story will be added on to and consist of 4 bedrooms, game room, copier room, offices, library/study and</i></p> | <p>Project #368251</p> |
| <p><b>Midwest Torah Center – South Bend</b></p> <p><i>Code required fire suppression system will not be installed. The first floor will be Demolished, two kitchens, storage, restroom facilities, coat room and multipurpose room additions will be added on. Second story will be added on to and consist of 4 bedrooms, game room, copier room, offices, library/study and</i></p> | <p>Project #368251</p> |  |   |                        |

restrooms. Minimum of two fire extinguishers would be placed in public areas on each floor in view. Heat detectors will be installed in each kitchen. Imposition of the rule would result in a 20% increase in the project.

Are the alternatives sufficient to offset the hazards? What is the total cost of the project? **Tabled by Commission for proponent to price a 13D system.**

14-06-20 W **Villa Del Sol – Merrillville**  
WITHDRAWN

14-06-21 CI **Chi Omega Sorority – West Lafayette**  
*Required standpipes will be removed.* The building will be fully sprinklered with an NFPA 13 & 13R system. Are the standpipes required under the code of record? Does that code allow the use of the sprinkler systems instead? How big is the building? **Tabled by Commission - no proponent.**

14-06-35 DI **McCordsville Office Renovation – McCordsville** Project # 367966  
*Code required service sink and drinking fountain will not be installed.* There are two different office spaces consisting of 1008 sq. ft and 785 sq. ft. per proponent tenant will be responsible for providing their own water, should they not wish to drink city water out of sink. Kitchen/restroom sink should provide adequate water to clean with. **Tabled at request of proponent.**

14-06-50 CI **Benteler Automotive Corp - Goshen**  
*The required 60' clear area on all sides of building will not be met for an unlimited area building.* Building is classified as an S-2 and F-2 and is fully sprinklered. The proposed S-2 addition will encroach into the required 60' clear setback area. The construction of a 4 hour rated firewall 660' in length and 32' tall along the south property line would cost in excess of \$230,000, and the proposed addition is less than that. What is in the building and what is adjacent to the property? **Tabled by Commission.**

14-06-65 CI **Pal Trailer Leasing Hydrant**  
*Code required fire hydrant will be located further than the 400' allowed.* Per proponent there is a fire hydrant located 750' from structure. This is a mobile trailer that is occupied approximately 1 hour per day for filing inspection paperwork. Installation of fire hydrant is approximately \$75,000. for a structure that is valued at \$7,500. **Tabled by proponent.**

14-06-69 CI **East View Apartments Building #6 – Berne**  
*Code required 13R system will not be installed.* Proponents request is to install a NFPA 13D in lieu of a NFPA 13R system in a two story 16 unit apartment building. The City does not have adequate water pressure to support a NFPA 13R system. Cost for a NFPA 13R system is \$75,000.00 and the total cost of project is \$750,000. A similar previous variance (12-04-18) was granted, but there was no mention in that application of additional buildings for the project that would require these variances. **Tabled by proponent.**

## **New Variances**

- 14-07-1      DI      **Lynn Leasing – Fort Wayne**  
*Code required sprinkler system will not be maintained per code requirements. The fire pump and the jockey pump in the pump room are currently out of service. Section of building is occupied by a church that stores books, clothes, and home items. Fire system has developed holes in it. Why isn't the system being repaired?*
- 14-07-2      A      **Johnny's Market – Indianapolis**  
*Seasonal tent will be used longer than 30 days allowed by code, May through the end of the year. Tent is 30' X 40', certificate of flame resistance submitted with application. New building to replace tent will start in the fall.*
- 14-07-3      **Cedar Creek Sawmill – Grabil**  
(a)(b)      AI      (a) *Code required sprinkler system will not be installed. No electricity supplied to the building and the building will not be occupied after dark. Battery powered exit lights will be installed.*  
I      (b)
- 14-07-4      **500 Wabash – Terre Haute**  
(a)(b)      CI      (a) *Code required fire separation from corridors to lounge areas will not be constructed on floors 2-5. Project is a 4 story Type V-A apartment building constructed over a Type 1-A podium that includes retail, office and restaurant tenants.*  
CI      (b) *Code required NFPA 13 system will not be installed. Building is over height for a 13R system per the required code. Type V-A construction over a Type 1-A podium building.*  
DI      (c) *Code requirements for the trash chutes will not be met. Code prohibits the installation of trash chutes directly in a corridor. Per proponent, adding a trash chute room would displace valuable rentable sq. ft. of apartment area.*
- 14-07-5      CI      **Franklin St. Tavern – Evansville**  
*The code required 1 hour fire rating for the exterior wall that is less than 30' from the property line will not be met. Building is 2 story clapboard clad and will only be 6'11' from property line due to a cooler, restroom and canopy addition. Addition cost to enclose cooler is several thousand dollars. What is the total cost of the project?*
- 14-07-6      **Lawrence Senior Apartments – Indianapolis**  
(a)(b)(c)      CI      (a) *The code required stair enclosures for egress stairs will not be provided. A three story building is being converted into apartment buildings. The project will also include 2 additions. A minimum 18" draft curtain and a sprinkler curtain consisting of close-spaced sprinklers will be provided at the ceiling at each floor opening. Two new enclosed exit stairs will be provided that will be accessible*

- from the existing 2<sup>nd</sup> and 3<sup>rd</sup> floors. How many unenclosed stairs are there? How far is the exit travel from the new stairs? What is the cost to enclose the current stairs? What is the total cost of the project?
- CI (b) *Code required structurally independent fire wall will not be installed between the existing building and the 2 new additions.* Hardship is the cost of constructing a separate structurally independent wall.
- BI (c) *The two new 3 story additions will not comply with the Indiana Energy Code.* Request is to use the residential provisions of Chapter 4 of the International Energy Conservation Code, 2009 edition. The variance is similar to other variances approved.
- 14-07-7 CI **Sodium Bicarbonate Storage and Milling Facility - Rockport**  
*S-2 storage area will not be separated from the F-1 process area with a 2 hr fire barrier.* The proponent advises there will be baking soda (S-2) stored in the storage area. The process area is an F-1 occupancy. Table 508.3.3 requires a two hour separation between the two occupancies. Per the proponent, the hardship is the rated walls will cost thousands of dollars and the opening protection will be hard since the conveyors will be making multiple penetrations in the wall. What is the cost?
- 14-07-8 AI **YMCA of DeKalb County – Addition and Renovation – Auburn**  
 Project #368056  
*The voice alarm system that is required when the occupant load is 1,000 or more will not be installed in this A-3 occupancy.* The existing building is 26,765 sq. ft. The addition is 36,269 sq. ft. and has a 9,503 sq. ft. mezzanine. The proponent advises the existing fire alarm system will be extended into the new addition in lieu of the voice-alarm system. The new gymnasium will have two sets of double-doors exiting directly to the exterior, with additional exits into the interior egress corridor. The hardship is the cost to replace the existing fire alarm system with a voice-alarm system and installing one in the new addition.
- 14-07-9 BI **Sherwood Oaks Christian Church New Welcome Center – Bloomington**  
*The code required 1-hour floor and roof construction will not be provided in a portion of this A-3, Type V-A construction building.* The proponent advises the addition will be connected to the main building and separated from the “education building” with a 2-hour fire wall. The addition will be sprinklered with an automatic sprinkler system per NFPA 13 and portion of the sprinkler system design density will be increased from 0.1 gpm to 0.2 gpm at the ceiling where the bar joist is exposed.
- 14-07-10 AI **Cardon 4 –Plex Cottage Homes – Fishers**  
*Property lines will not be provided in a 4 plex residential Class 2 structure.* Adoption of the new rule changes the definition of townhouses, permitting this design.

14-07-11	C	<b>Stadium Lofts Garages – Indianapolis</b> <i>The code required distance of 20' for openings in relation to a property line will not be met. Windows will be 15' from the property line. The private garages being constructed for the building will cause the distance to be reduced by 5'. The additional 5 feet is needed in order to construct the necessary number of garages on the site.</i>
14-07-12	BI	<b>Arc Innovations Hotel – Muncie</b> <i>The metal composite exterior wall panels will not be tested per NFPA 285. Proposed code will not require compliance with NFPA 285 if building is sprinklered throughout. Building will be sprinklered throughout with an NFPA 13 system.</i>
14-07-13	BI	<b>John E. Worthen Arena – Aisle Handrails – Muncie</b> <i>The code required distance from seating to the handrail will not be met. Handrail distance will be 20 ¼" instead of the required 23". Per the proponent, the level of safety is improved by adding handrails to an existing arena.</i>
14-07-14 (a)(b)(c)	CI	<b>Redeemer Lutheran Church Parish Hall Addition - Seymour</b> (a) <i>The code required fire doors and windows will not be installed in the 2 hour fire wall. A new addition of approximately 26,000 sq.ft. , A-3 occupancy, 2 stories and a basement of Type II-B construction will not have 1 ½ hour rated doors and windows, but will use existing doors and windows.. Addition will have an NFPA 13, 2010 system installed. What is the cost of the project? What is the cost to install code compliant doors and windows?</i> CI (b) <i>Exterior openings will exceed the permitted 25% opening limitation. Addition will be protected with an NFPA 13, 2010 system. Per proponent, the hardship is involves wanting natural light from the court yard. What % of the windows is over the permitted area?</i> BI (c) <i>The code required two hour fire wall will not be structurally independent. A sprinkler water curtain per NFPA 13 will be provided with heads a maximum of 6' on center the full length of the fire wall on all levels of the addition side.</i>
14-07-15	CI	<b>Inglesia Rio De Agua Viva – Indianapolis</b> Project # 369426 <i>The code required structurally independent 3 hour fire wall will not be constructed. Proponent is evaluating two buildings using Chapter 34 in lieu of compliance with all the requirements for new construction. One building is a 2 story Type III-B construction, other building is a 1 story Type V-B construction. Proponent is requesting the use of a 2 hour existing exterior bearing wall in lieu of a 3 hour fire wall of the 2 story building. Fire alarm, and smoke detection system will be installed throughout both buildings. How many points are needed to pass the Chapter 34 evaluation?</i>
14-07-16	W	<b>Raben Tire Company</b> WITHDRAWN

(a)(b)(c)(d)

## B

A

A

D

14-07-18

## DI

## 14-07-19

## (a)(b)

## AI

AI

14-07-20

## CI

## 6

- 14-07-21 AI **Putnam County Public Library – Greencastle**  
*The code required domestic cooking appliances with Type I or Type II hoods will not be provided.* A residential electric range with a residential style range hood will be used by staff members in the Project Area of the library. The proponent advises the electric range will be on a separate power circuit with a “kill switch”. It will be in a remote area use only by staff and is not intended for daily use. The proponent states that the hardship is that providing a Type 1 or Type II hood is cost prohibitive for the limited use of the electric range.
- 14-07-22 BI **Lids Corporate Headquarters – Zionsville** Project #371290  
*The code required one-hour fire rated vertical shaft enclosure will not be installed on a (3) story vertical opening.* The proponent advises that the floor openings will be protected with an 18 inch draft curtain and close spaced sprinklers around the opening. The hardship is the owner’s desire to have an opened communicating stair with the lower, first and second levels.
- 14-07-23 NVR **St. Joseph’s Catholic Church Storage Garage – North Vernon** Project #371896  
*Storage building will not be provided with the plumbing fixtures as required by code.* The proponent advises all the fixtures, except the emergency shower/eyewash are in the adjacent building that is within 500’. The structure is not regularly occupied. The proponent states that the hardship is having to heat the building in order to prevent the required plumbing from freezing.
- 14-07-24 CI **Hoffman Hotel Artist Apartments – South Bend**  
*An existing 12 story office building being changed to an R-2 apartment building will not pass the Chapter 34 score sheet.* The proponent advises the unprotected stair opening located near the elevators from the basement, 1<sup>st</sup> and 2<sup>nd</sup> floors results in a negative score of -36 and requests that it be a score of 0. The proponent also advises that close spaced sprinklers will be provided on the 1<sup>st</sup> floor to protect the opening into the stair. The hardship is the issue of security and visual aspects of having glass so that occupants can see into the stair before entering from the lobby.
- 14-07-25 (a)(b) B **Johnson Complex A Renovation Elevators 1,2, & 3 – Muncie**  
 (a) *Code required suspension means will not be installed on machine room less elevator.* 8 mm ropes will be installed in lieu of 9.5 mm. Elevator is compliant with the A17.1, 2010 edition, which has not been adopted by Indiana. Similar variances have been granted before.  
 B (b) *The code required governor rope will not be installed on a machine room less elevator.* The technology uses a 6 mm diameter governor rope in lieu of 9.5 mm, which is permitted in the A17.1 2010 edition, which has not been adopted in Indiana. Elevator is only designed for use with this governor rope. Similar variances have been granted before.

- 14-07-26      BI      **Kokomo Water Treatment Plant Chemical Feed System Upgrades - Kokomo**  
*The code required automatic sprinkler system will not be provided in this H-3 occupancy.* The proponent advises that the H-3 occupancy is sodium permanganate feed room that will be constructed of non-combustible materials with 2-hour fire rated walls, and will have no combustible contents other than tanks and pumping equipment.
- 14-07-27      AI      **Euphoria – Bloomington**  
*An existing 2-story salon and spa building being changed to a karaoke and game playing facility will not pass the Chapter 34 score sheet.* The proponent advises the building will have no elevator, which will result in a negative score of -2 and requests that it be a score of 0. An elevator is not required by current code. The proponent states a fire alarm and smoke detection system will be provided, each floor level has an exit to the exterior, and the maximum travel distance is 64 feet from the second story, while the code permits 200 feet. The hardship is providing an elevator in the existing building when it's not required by current code.
- 14-07-28      B      **Post Road Christian Church Assembly Building – Indianapolis**  
*The code required 2- hour fire wall will not be installed between addition and the existing building.* Buildings will be separated by a two hour fire barrier. The addition will be provided with an automatic sprinkler system.  
 Altered construction elements make it difficult to construct a structurally independent wall with parapet and limited openings.
- 14-07-29      B      **Wayne Street Water Treatment Facility Chlorine Conversion – Noblesville**  
*Code required sprinkler system will not be installed.* This facility is an H-4 occupancy storing Sodium Hypochlorite, a corrosive liquid, which is used in water treatment facilities. Sodium Hypochlorite is not a flammable or combustible liquid, and secondary containment will be provided for the tanks. Cost to sprinkler an unoccupied building is the hardship.
- 14-07-30      C      **Ivy Tech Noblesville Building – Noblesville**  
*A 133,450 sq. ft., 2-story, Type II-B middle school will be changed to an Ivy Tech college, without complying with the rules for new construction or without using Chapter 34 for evaluating the change of use.* The proponent advises that, during Phase 1 of the project, a portion of the 1<sup>st</sup> floor will be occupied while the remainder of the building is being renovated and Phase II consists of replacing the existing fire alarm system with a new one. All work will be completed by September 2015. What requirements for new construction will not be met? What Chapter 34 score is obtained?
- 14-07-31(a)(b)      AI      **Lakeside Apartments Carmel - Carmel**  
 (a) *The maximum travel distance to an enclosed single exit stair for a 3 story building will exceed the permitted 50 feet for several units.* The proponent advises the proposed 2014 Indiana Building Code allows 125 feet travel distance in a single-exit R-2 Occupancy building protected with a sprinkler system per NFPA



13R. The proponent advises the hardship is having to reduce the units in size or re-design the structural system to accommodate the 1 hour fire barrier construction.

- BI (b) *The new apartment complex will not comply with the Indiana Energy Conservation Code as required by code and will not comply with the Com Check Report.* The proponent advises the complex will be designed to comply with the prescriptive residential provisions in the 2009 International Energy Conservation Code and will comply with the prescriptive provisions per Section 401.2 of the 2009 International Energy Conservation Code instead of a ComCheck report. Similar variances have been approved in the past.

- 14-07-32 A **Gumwood Apartments – Mishawaka**  
*The code required exit travel will be in excess of the permitted 50 feet for two story buildings.* Nine, two story Type A buildings of Type V-B construction will have a travel distance of 57’6” and five, Type B buildings of V-B Construction, will have a travel distance of 68’8”. The proposed 2014 Indiana Building Code will permit a travel distance of 125’ for these units.

- 14-07-33  
(a)(b)(c)(d) CI **Tippecanoe Laboratories Building T1 – Lafayette**  
(a) *The code required continuous mechanical ventilation system will not be provided.* The proponent advises make up air louvers will be added as needed and additional manual ventilation system controls will be provided to allow operation of all fans from a single location as approved by the local fire official. The proponent advises this requirement was the result of a life safety assessment that was done on this existing building.  
CI (b) *The code required ventilation system will not be installed in the chill room for storage of contact irritants.*  
CI (c) *Smoke and heat vents and curtain boards will not be installed as required by code.* The proponent advises this requirement was the result of a life safety assessment that was done on this existing building.  
CI (d) *Hose stream allowance will not be considered in hydraulic calculations for the sprinkler system as required by code.* The proponent advises that there is an Evonik on-site state certified industrial fire department.

- 14-07-34(a)(b)(c)  
(d)(e) CI **Tippecanoe Laboratories Building T33 - Lafayette**  
(a) *Smoke and heat vents and curtain boards will not be installed as required by code.* The proponent advises this requirement was the result of a life safety assessment that was done on this existing building.  
CI (b) *Rated separation will not be provided in the building.* The proponent advises the building is fully sprinklered throughout, limiting the exposure hazard to surrounding buildings. What is the occupancy of the building, and what separations are required?  
BI (c) *The code required standby or emergency power will not be provided in the building.* The proponent advises Duke Energy provides electrical service to this site by a radial feed.

- CI (d) *Hose stream allowance will not be considered in hydraulic calculations for the sprinkler system as required by code.* The proponent advises that there is an Evonik on-site state certified industrial fire department.
- CI (e) *A change in the character and use of the building will not be made to comply with the rules of the Commission for new construction or Chapter 34.* The proponent advises that an evaluation was conducted of the building and the fire and life safety features will be upgraded to comply with current code as modified in the variances. What upgrades are being provided?

14-07-35

**Tippecanoe Laboratories Building T18 – Lafayette**

- (a)(b)(c)(d)(e)(f) CI (a) *A change in the character and use of the building will not be made to comply with the rules of the Commission for new construction or Chapter 34.* The proponent advises that an evaluation was conducted of the building and the fire and life safety features will be upgraded to comply with current code as modified in the variances.
- NVR (b) *Fire rated separation will not be provided between the office and the H occupancy.* The proponent advises the office area is integral to the warehouse area and is less than 10% of the overall area of the building. The office is an accessory use, so no variance is required.
- CI (c) *Existing building will not be brought up to current code for the construction type of an H-3 occupancy.* The proponent advises the existing sprinkler system within the building will be upgraded to address the current storage arrays and hazard classification. A four hour fire barrier separates the warm room and a new one hour fire barrier will be provided to separate the utilities area. What will the upgrade to the sprinkler system provide?
- BI (d) *The code required standby or emergency power will not be provided in the building.* The proponent advises Duke Energy provides electrical service to this site by a radial feed.
- CI (e) *Smoke and heat vents and curtain boards will not be installed as required by code.* The proponent advises this requirement was the result of a life safety assessment that was done on this existing building.
- CI (f) *Hose stream allowance will not be considered in hydraulic calculations for the sprinkler system as required by code.* The proponent advises that there is an Evonik on-site state certified industrial fire department.

14-07-36(a)(b)(c)

**Tippecanoe Laboratories Building T129 - Lafayette**

- CI (a) *The code required continuous mechanical ventilation system will not be provided.* The proponent advises additional manual ventilation system controls will be provided. The proponent advises this requirement was the result of a life safety assessment that was done on this existing building.
- CI (b) *The code required sprinkler system will not be installed in the H-3 occupancy building.* The proponent advises oxidizers are not flammable or combustible and can react with water. No combustibles are stored within this building. Building is not a hazard without sprinklers. The building contains smoke detectors. If activated, the smoke detectors send an alarm signal to the site's security

headquarters. Alarms are continuously monitored and notification is made to the on-site industrial fire department immediately.

- CI (c) *A change in the character and use of the building will not be made to comply* advises that an evaluation was conducted of the building and the fire and life safety features will be upgraded to comply with current code as modified in the variances. What will the upgrade of the sprinkler system provide?

14-07-37

(a)(b)(c)(d)

**Tippecanoe Laboratories Building T56 – Lafayette**

- CI (a) *The code required continuous mechanical ventilation system will not be provided in this H-3 refrigerated building.* The proponent advises this requirement was the result of a life safety assessment that was done on this existing building. A new sprinkler system will be provided in the building.
- BI (b) *The code required standby or emergency power will not be provided in the building.* The proponent advises Duke Energy provides electrical service to this site by a radial feed.
- CI (c) *Hose stream allowance will not be considered in hydraulic calculations for the sprinkler system as required by code.* The proponent advises that there is an Evonik on-site state certified industrial fire department.
- CI (d) *A change in the character and use of the building will not be made to comply with the rules of the Commission for new construction or Chapter 34.* The proponent advises that an evaluation was conducted of the building and the fire and life safety features will be upgraded to comply with current code as modified in the variances. What will the upgrade of the sprinkler system provide?

14-07-38

A

**Wabash Middle School Additions – Wabash**

A 4,704 sq. ft. addition, Type II-B construction will put a 68,148 sq. ft. Type II-B construction existing unlimited building in non-compliance. The proponent advises there will be a 2-hour fire barrier provided in lieu of a 4-hour fire wall to separate the addition from the existing building because there will be an excessive cost hardship of \$300 per sq. ft.

14-07-39

C/NVR

**Waterzone Jellystone Park at Lake Monroe – Bloomington** Project #369482

The code required secondary disinfection under 675 IAC 20-5-23(c) for splash pad with standing water will not be installed. The proponent advises the hardship is it will cost over \$20,000 for the UV treatment system. If there's a deck, then no variance is required.

14-07-40

Waiting for additional information from applicant.

14-07-41

AI

**Vigo County School Aquatic Center – Terre Haute**

Project #371673

*New swimming pool will not have sprinklers over the pool surface or deck area as required by code since sprinklers are to be provided throughout the building.* Proponent advises similar variances have been granted in the past and the undue hardship is the difficulty and expense to install and maintain sprinklers in these areas.

- 14-07-42      B      **Johnson County REMC - Franklin**      Project #371597  
*A 7,945 sq. ft. offices and community room (B occupancy) addition will be added to an existing 51,785 sq. ft. S-2/B occupancy building that is already over area per current code. The proponent advises the buildings are classified as B/S-2 occupancies. The S-2 (low-hazard storage) occupancy is not sprinklered. The existing B occupancy is sprinklered and separated from the S-2 occupancy by a two-hour fire barrier. The addition and existing B occupancy will be separated from the S-2 occupancy by a two-hour fire barrier and will be fully sprinklered.*
- 14-07-43      CI      **Fayette Tool and Engineering, Inc – Connersville**  
*A 44,200 sq. ft. tool and dye shop (F-2/S-2 occupancy) addition will put an existing 71,600 sq. ft. tool and dye shop in noncompliance, by exceeding the allowable area by 13%. The proponent advises the new addition and the existing building and the building north of the addition will be fully sprinklered. The new addition is located more than 60' from the adjacent property lines, however the existing building is not. F-2/S-2 occupancies are not required to be sprinklered.*
- 14-07-44      AI      **Mill Steel – 2014 Addition – Jeffersonville**  
*An over area building will not meet the code requirement of 60' side yards or a 3 hour rated wall with 40' side yards to obtain the unlimited area classification. An addition of 9,630 sq. ft. has no fuel load and is occupied only for loading and unloading rail cars.*
- 14-07-45      BI      **Aluminum Lithium Casting Facility – Lafayette**      Project #360358  
*Code required sprinkler system will not be installed in two areas of a building. The building is a Group H-3 occupancy with areas of the building that involve processing lithium by melting and storage, and the materials are reactive to water. The building will have a fire detection system in place and will be tied into the total alarm system. The building is constructed with a 3 hour fire rated wall separating it from the main process building. Local fire department does not oppose the variance.*
- 14-07-46      BI      **American Wholesale Furniture – Indianapolis**  
*A 37,440 sq. ft. addition will put the existing 129,468 sq. ft. sprinklered unlimited area existing building in non compliance by reducing the required 60' side yard to 33'. The building is classified as an S-1. The code allows an S-1 occupancy to be unlimited when the building is provided with an automatic sprinkler system throughout and has 60' side yards. The existing building, the building to the north, and the addition will be protected with an ESFR system.*
- 14-07-47  
(a)(b)(c)(d)      AI      **Axis @ Block 400 – Indianapolis**  
*(a) Code required suspension means will not be installed on MRL elevator. Elevator is compliant with the 2010 edition of A17.1, which has not been adopted in Indiana.*

- AI (b) *The code required buffers springs will not meet the current code.* Requesting variance from Section 2.22.1 to allow the use of “or equivalent”. Similar variances have been granted before.
- AI (c) *The code required governor rope will not be installed.* The MRL technology uses a 6.3 mm diameter governor rope, which is permitted in the 2010 edition of A17.1 which has not been adopted in Indiana.
- DI (d) *Code required manual reset switch for the speed reducing switch will not be installed.* Which way is the governor installed, facing hoist way or away from the hoist way?
- 14-07-48 CI **Evansville Lutheran School Renovation – Evansville**  
*The required two hour fire wall will not be installed between existing building and a new school addition, so the building is over area.* The new addition and parts of the existing building will be sprinkled with a NFPA 13 system.
- 14-07-49 AI **Center Grove High School Renovation – Greenwood**  
*Code required 4 hour structurally independent fire wall will not be installed in an over area building.* The new addition will be protected with an NFPA 13 system and is Type II –B construction. The total addition area is less than 2,000 sq. ft.
- 14-07-50 NVR **Kelly’s Collision Center Addition – Bluffton**  
*The building is post construction and the posts are supported by 36” footings.* The building is not conditioned. The structure does not require a foundation/rack wall.
- 14-07-51 BI **Rockstone Pizza/Big Lug’s - Indianapolis**  
 (a) *A 2-hour fire wall will not be provided as required by code, separating the 2-story restaurant and brewery tenant space from the rest of the building.* The proponent advises that a 2-hour fire barrier will be provided and wants the tenant space to be considered a separate building for the purpose of evaluation per Chapter 34, and to evaluate allowable area and height for the existing area comprising the tenant space and the proposed addition. In addition, the proponent advises the tenant space will be protected throughout with an automatic sprinkler system per NFPA 13 and there will be a row of closely spaced sprinklers provided on each side of the 2-hour fire barrier on each floor level. The hardship is the cost to construct a structurally independent fire wall within the existing structure.
- CI (b) *A spiral stair will be provided to access the 2<sup>nd</sup> floor on the back of the building, which is prohibited by code.* The stairs are only allowed to be used as a component in the means of egress within dwelling units only, from a space not more than 250 sq. ft. in area and serving not more than five occupants, or from galleries, catwalks and gridirons. The proponent advises that the stair will wrap around an exterior tank used in the brewery operation and will not be used as a required means of egress. Will the public have access?

- 14-07-52 C/NVR **Delta Family Restaurant Expansion – Merrillville**  
*Waiting on more information concerning the scope of the project in order to determine whether a variance is required.*
- 14-07-53 DI **The Packard – Unit 304**  
*The code prohibits the use of open flame grills on combustible patios and balconies and within 10 feet of combustible construction. Per proponent, the grill has been in use for approximately 10 years. When the building was built, the 1998 Indiana Fire Code did not prohibit or regulate the use of a grill, structure, or balcony sprinklers. The 2008 Indiana Fire Code, Sec. 101.2 requires compliance for existing conditions.*
- 14-07-54 (a)(b) AI **Gateway Apartments – Bloomington**  
*(a) Code required Type A unit will not be installed in a 46 unit 3 story apartment building. One unit is required per code requirements. The proposed 2014 Indiana Building code will have Type A units optional. Type A units require larger clear floor space, reducing the useable space in units.*
- BI *(b) Clothes dryer ducts exceed the 25' code requirement. The building is 3 a story apartment structure, with a portion of the first floor occupied by commercial tenants. Dryer booster fans will be installed that have the published a capacity to provide adequate air velocity, for 4" rigid metal duct. Similar variance granted (14-02-27).*
- 14-07-55 CI **10 North Mixed Use – Bloomington**  
*The exterior columns supporting the roof overhang over the 5<sup>th</sup> floor balconies will be of unprotected construction. The building is comprised of a 4 story Type V-A apartments constructed over a 1<sup>st</sup> floor Type I-A, that includes a parking garage, business uses, and or potential restaurant. No alternatives offered. Hardship is the cost to modify the as-built condition. What is the cost to modify the as built condition?*
- 14-07-56 DI **Indiana State Fairgrounds – Champions, Blue Ribbon, West and South Pavilion Tents – Indianapolis**  
*Show tents and canopies are erected inside of sprinklered buildings, blocking activation and sprinkler flow distribution pattern. Some of these tents/canopies do not meet flammability requirements. Per proponent, they will request that the users of the tents/canopies have portable fire extinguishers at each tent/canopy that is storing combustible materials or allowed warming devices for 2014. In 2015, the tents will have portable fire extinguishers at each tent/canopy storing combustible materials or allowed warming devices, and the tent materials must be made of a material that will not block water flow distribution. In 2016, all tents/canopies must meet the NFPA 701 standard and have portable fire extinguishers. Why are these tents necessary in a sprinklered building? No alternatives are being offered for the sprinkler system non compliance.*

14-05-57

(a)(b)

**Beyond the Veil Church - Change of Use – Evansville**

- CI (a) *The code requires that Chapter 34 be applied to the entire building.* Proponent is requesting that Chapter 34 only apply to area of use. The area of use will be 5440 sq. ft out of 80,000 sq. ft. Common wall with a Rural King Store is 8” masonry without openings and has a parapet wall; other three walls are exterior walls. Church will have 5 exits; building is a Type III – B construction with an NFPA 13 system.
- CI *Code required accessible ramp will not be provided to platform.* Per proponent, small church does not require access to platform, if a member does then congregation will assist them. Ramp would take up necessary floor space. How is the platform used?

